



CORNER SHOP  
53-55-57 Grant Street, Inverness IV3 8BP

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# CORNER SHOP

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A VERY UNIQUE OPPORTUNITY HAS ARISEN TO PURCHASE A FANTASTIC WELL PLACED BUSINESS UNIT(S) WITH A HIGHLY DESIRABLE GAP SITE, POSITIONED IN A LOCATION THAT LENDS ITSELF PERFECTLY TO EITHER RESIDENTIAL ACCOMMODATION OR COMMERCIAL UNITS.

The location itself is very well serviced and has excellent commuting times to the major road networks of the A9, A96, A82 and Inverness City Centre.

2,800 square feet of space divided over 3 levels and a basement! The building has a lot of history and would present a plethora of choices for its next owner. As well as the building itself - this opportunity comes with a highly desirable Gap site - a reasonable size and is where no's 47 and 49 Grant street stood before demolition and stretches round behind the main shop to a separate double gate entry.

Located within a well-established area only 1 mile from the town centre. Early viewing recommended

Tenure: Freehold



BASEMENT

04



05



06



1ST FLOOR



07





ATTIC



**Basement**

Basement 1	7.10m (23'3") x 4.40m (14'5")
Basement 2	4.60m (15'1") x 4.20m (13'9")
Basement 3	4.30m (14'1") x 2.50m (8'2")
Basement 4	4.30m (14'1") x 3.62m (11'10")

**Ground Floor**

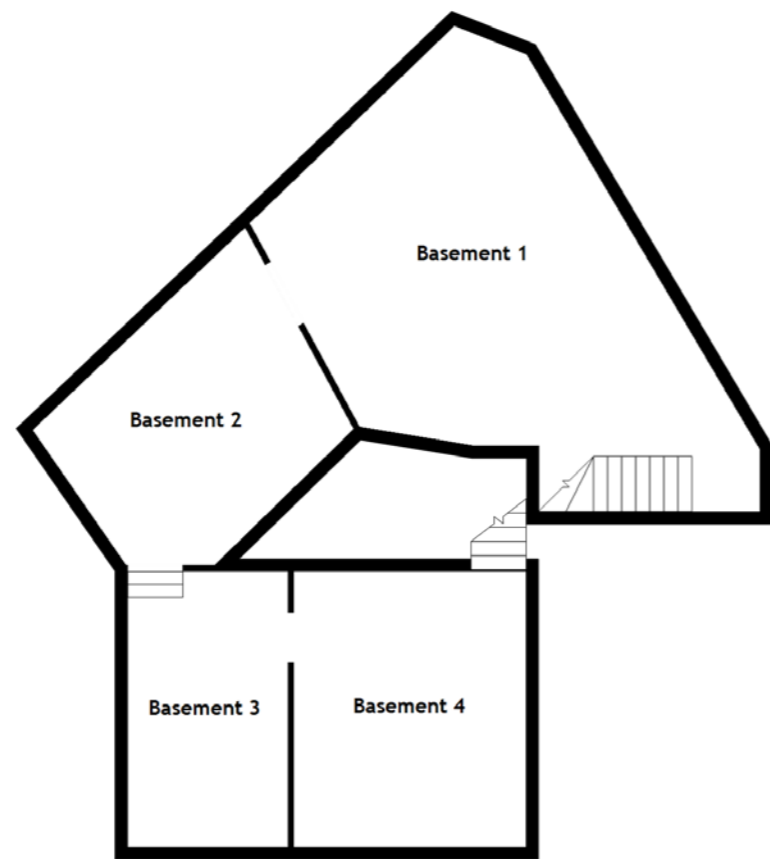
Shop Floor	10.60m (34'9") x 5.70m (18'8")
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**First Floor**

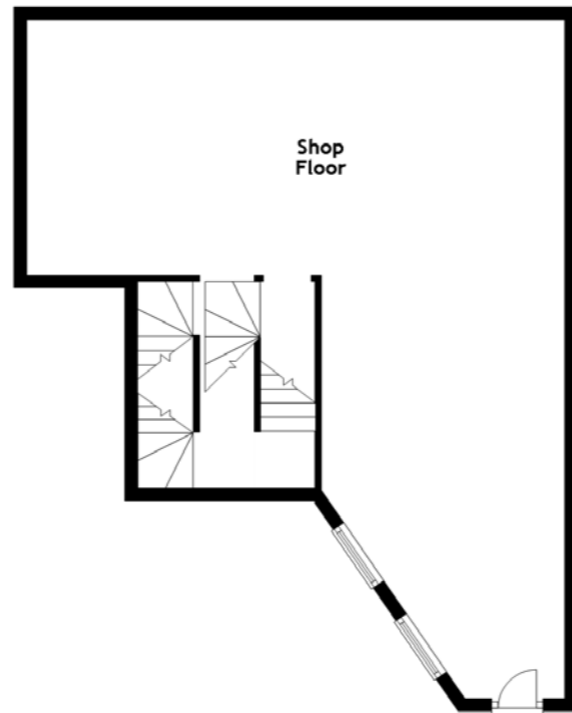
Room 1	3.79m (12'5") x 2.80m (9'2")
Room 2	4.20m (13'9") x 3.79m (12'5")
Room 3	5.39m (17'8") x 4.71m (15'5")
Room 4	4.90m (16'1") x 2.90m (9'6")
WC	1.81m (5'11") x 0.91m (3')

**Attic**

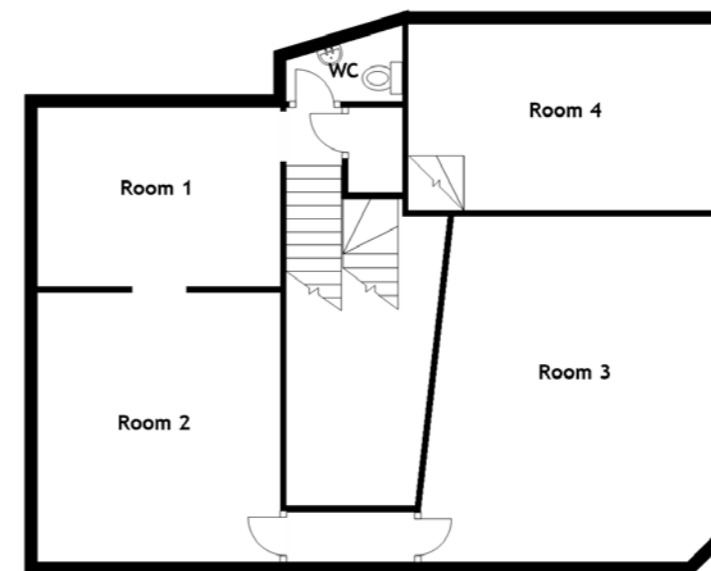
Attic Room 1	4.10m (13'5") x 4.00m (13'1")
Attic Room 2	5.70m (18'8") x 5.00m (16'5")
Attic Room 3	4.70m (15'5") x 3.10m (10'2")
Attic Room 4	4.70m (15'5") x 2.00m (6'7")



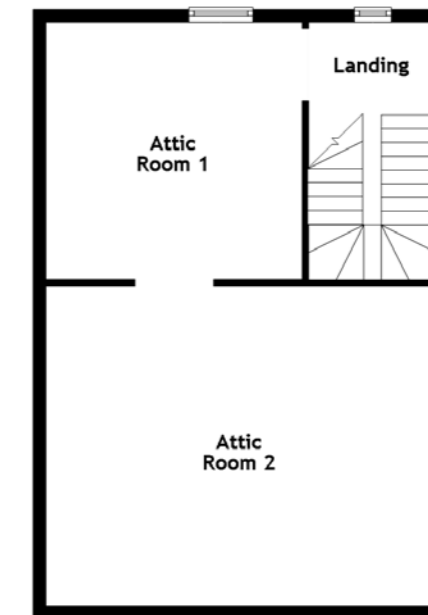
Basement



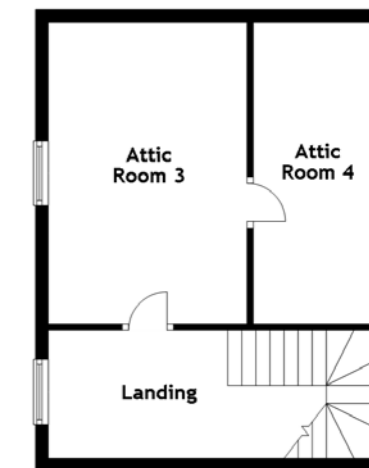
Ground Floor



First Floor



Attic Floor



# AREA

Inverness IV3 8BP

THIS UNIQUE OPPORTUNITY IS LOCATED IN THE POPULAR MERKINCH DISTRICT OF INVERNESS, THE CAPITAL OF THE HIGHLANDS.

The location benefits from plenty of passing trade along with a Bookmakers, Dog Grooming Parlour, Post Office, Chemist, Takeaway, Inverness Boxing Club, Hairdressers, Chip Shop, Laundry, Cafe and Bicycle Shop. Merkinch is one of the oldest neighbourhoods in Inverness, it's situated in the city's north-west flanked by the Caledonian Canal to its west and River Ness to its east. Despite it being an area with plenty of history. It has been modernised in places, particularly - the brand new Merkinch Primary School and Family Centre, which provides a modern school for future generations of pupils.



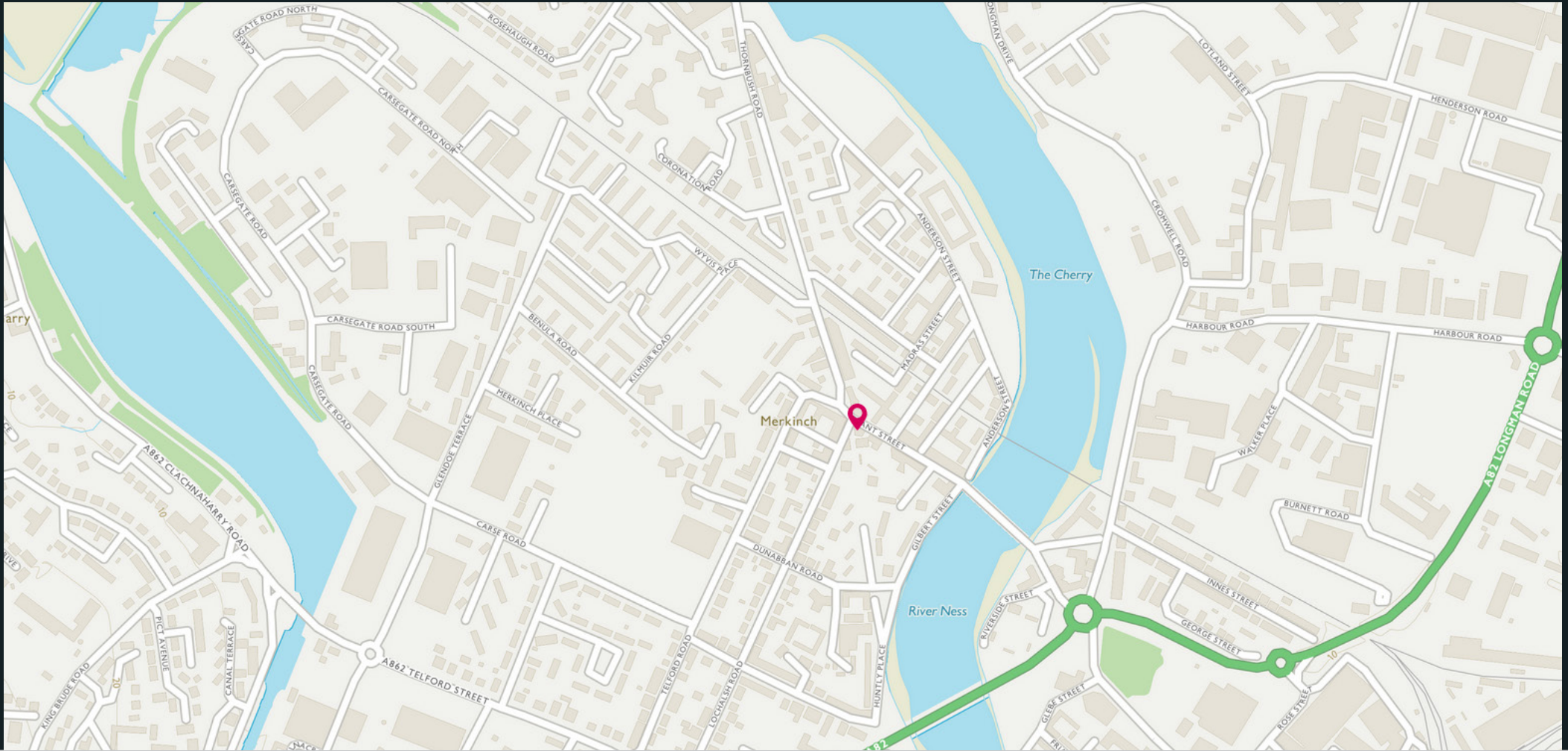


Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.








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